

# Country Club Mall

1262 Vocke Road - La Vale, MD 21502

Total Mall GLA:  
±595,000 SF

±960-5,300 SF | ±74,721 SF Former Bon-Ton For Sale or Lease | ±90,097 SF Dark Space



## Questions? Contact Us.

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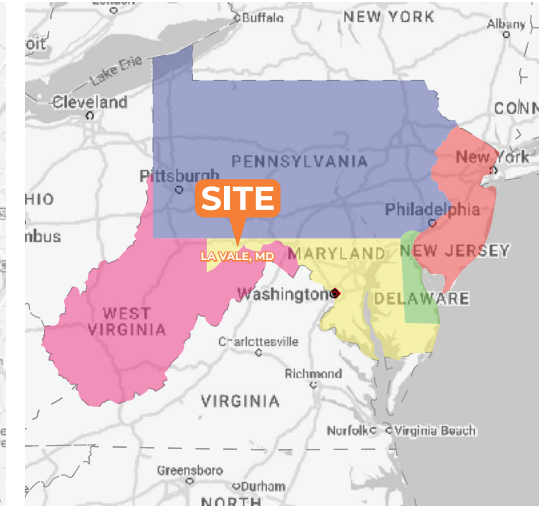
# Country Club Mall

1262 Vocke Road - La Vale, MD 21502

**Total Mall GLA:  
±595,000 SF**

## Highlights

- Only enclosed regional mall located within a 65 Mile Radius
- Anchor opportunities available - ±74K SF Former Bon-ton For Sale or Lease!
- ±90k Department Store - Dark Space - 4 year lease term remaining
- Situated on 46.43 AC, located less than 10 miles from the Maryland/Pennsylvania State border
- Excellent visibility and access from State Route 53
- GLA ±594,069 SF
- State Route 53 (Winchester Road) 14,283 AADT
- Vocke Road 14,575 AADT



## Major Employers

- Walmart
- Hunter Douglas Fabrication
- McDonald's
- Inc Acs
- Western Maryland Health System
- Weis
- Walter N Yoder & Sons Inc
- St Vincent De Paul Nursing Center
- Ruby Tuesday
- Pitt Ohio
- Cumberland
- Mt Savage School
- Moran Manor
- Lowe's Home Improvement
- Kohls
- Lions Center Rehabilitation
- Frostburg Village
- Cumberland Times News
- Cracker Barrel
- Cintas Uniforms
- Chessi Federal Credit Union
- Blind Industries

**JOIN**



Demographic	3 Miles	5 Miles	10 Miles
Population	14,162	40,887	70,602
Households	4,858	16,548	28,871
Avg HH Income	\$106,539	\$81,157	\$81,357
Daytime Employees	5,745	17,089	24,229

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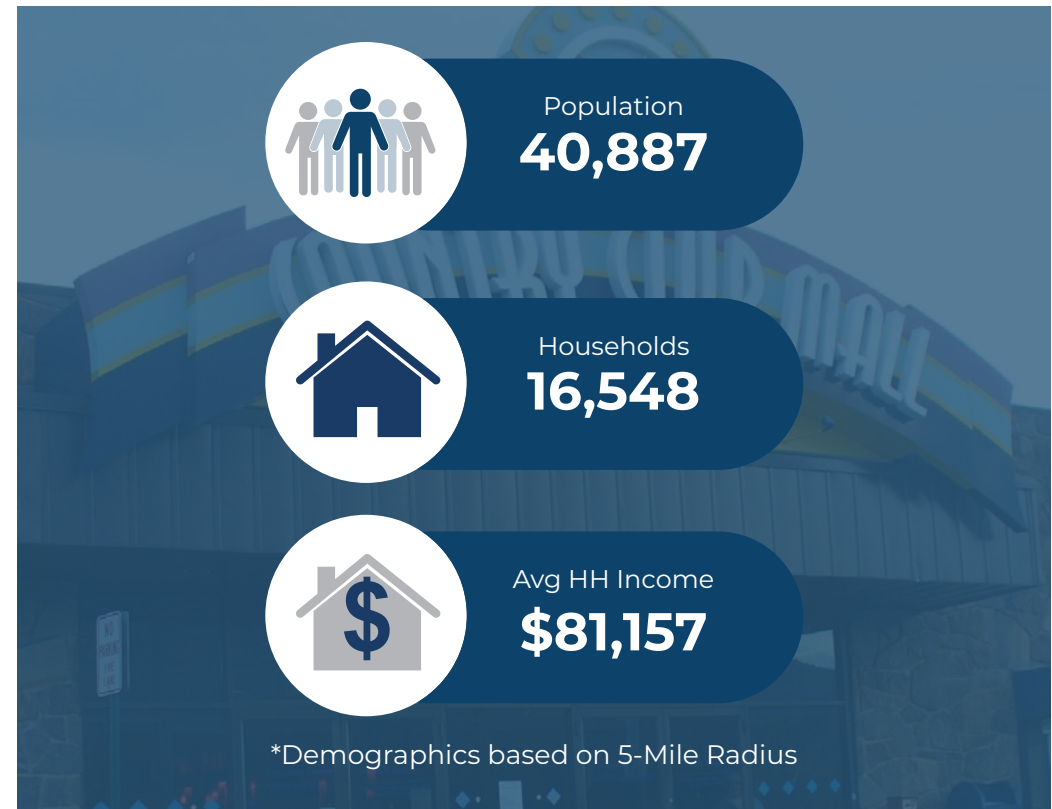
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## About Country Club Mall

With 4 Anchor Tenants and 58 Stores, Country Club Mall is a highly sought after attraction to Allegany County in Western Maryland. The Mall is the only enclosed shopping mall within 65 miles and attracts residents from numerous counties in Maryland, Pennsylvania and West Virginia. It is located right off of Interstate 68 on Vocke Road. The property is bound to the South and West by restaurants, hotels, and commercial establishments, and undeveloped land to the North and East.



## Area Facts

### Allegany County Colleges

- Allegany College of Maryland
- WVU Potomac State College
- Frostburg State University
- Garrett College
- Hagerstown Community College
- Frederick Community College
- Hood College

### Major Employers

- Walmart
- Hunter Douglas Fabrication
- McDonald's
- Inc Acs
- Western Maryland Health System
- Weis
- Walter N Yoder & Sons Inc

### Major Attractions

- Rocky Gap State Park
- Western Maryland Scenic Railroad
- Paw Paw Tunnel
- Green Ridge State Forest
- Cumberland Visitor Center
- Allegany Museum
- 1812 Brewery

## Distances to Major Cities

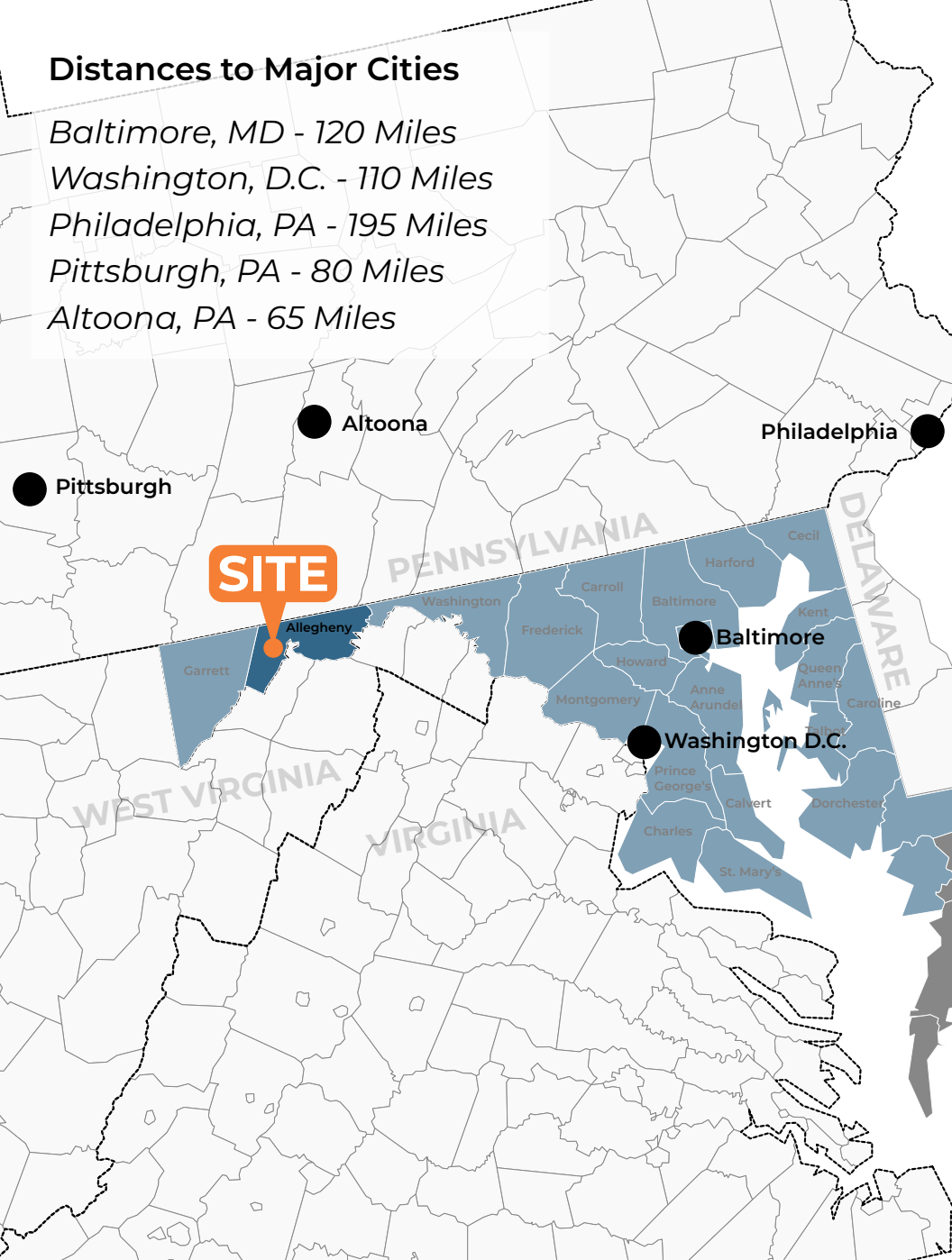
Baltimore, MD - 120 Miles

Washington, D.C. - 110 Miles

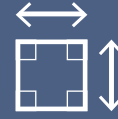
Philadelphia, PA - 195 Miles

Pittsburgh, PA - 80 Miles

Altoona, PA - 65 Miles



## Site Information



**±595,000 SF**  
Gross Leasable Area



**±46.43 AC**  
Land Size Area



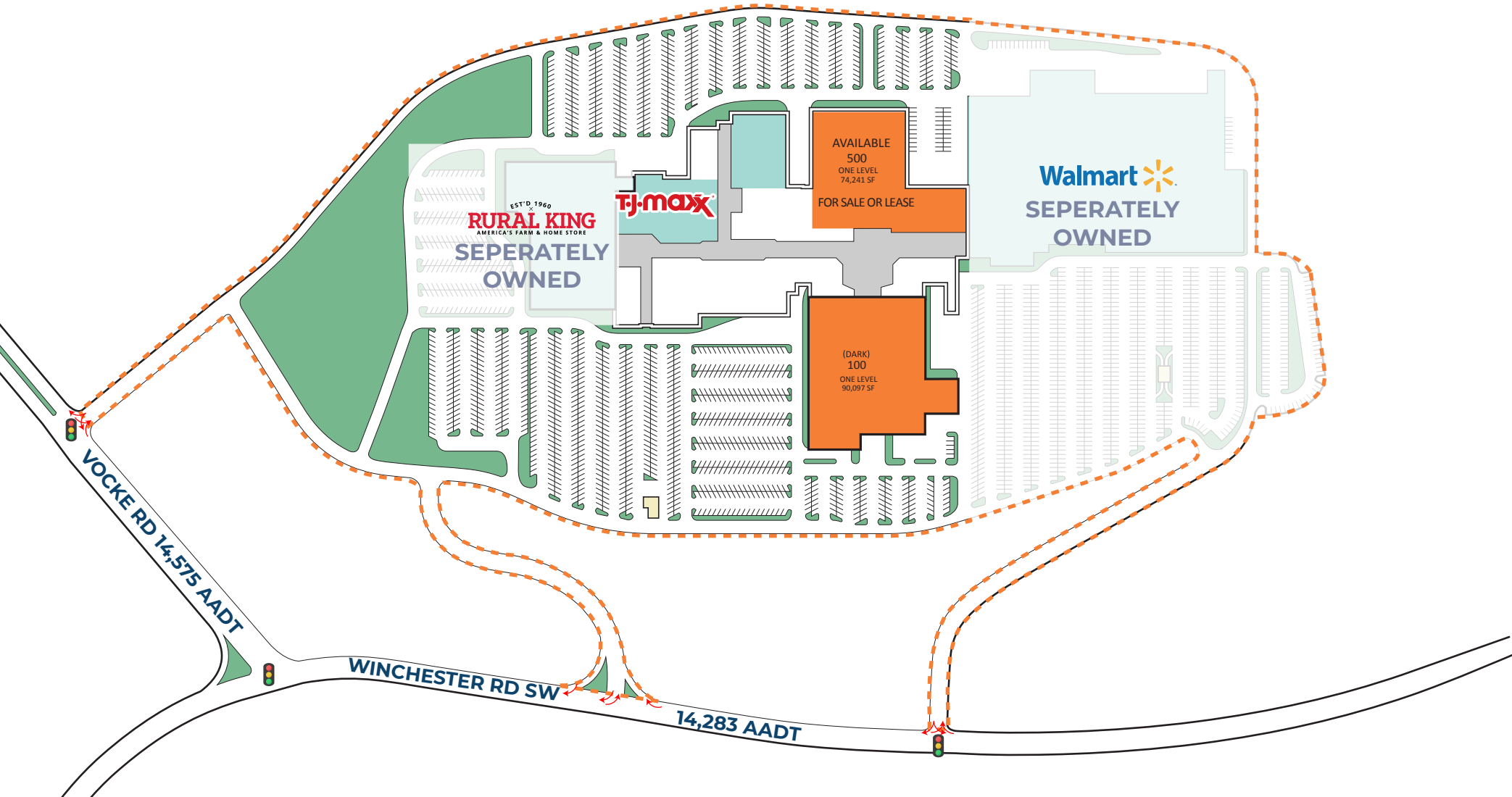
**2,642**  
Parking Spaces



**17,089**  
Daytime Population  
\*Demographics based on 5-Mile Radius

# Country Club Mall

1262 Vocke Road Cumberland, MD 21502



# Site Plan

# Country Club Mall

1262 Vocke Road Cumberland, MD 21502



## Spaces

(One Level): 74,241 SF

(One Level): 90,097 SF

Zoning B-2 (Major Commercial)

Control Lease

Possession To Be Arranged

Pricing Available Upon Request

## Comments

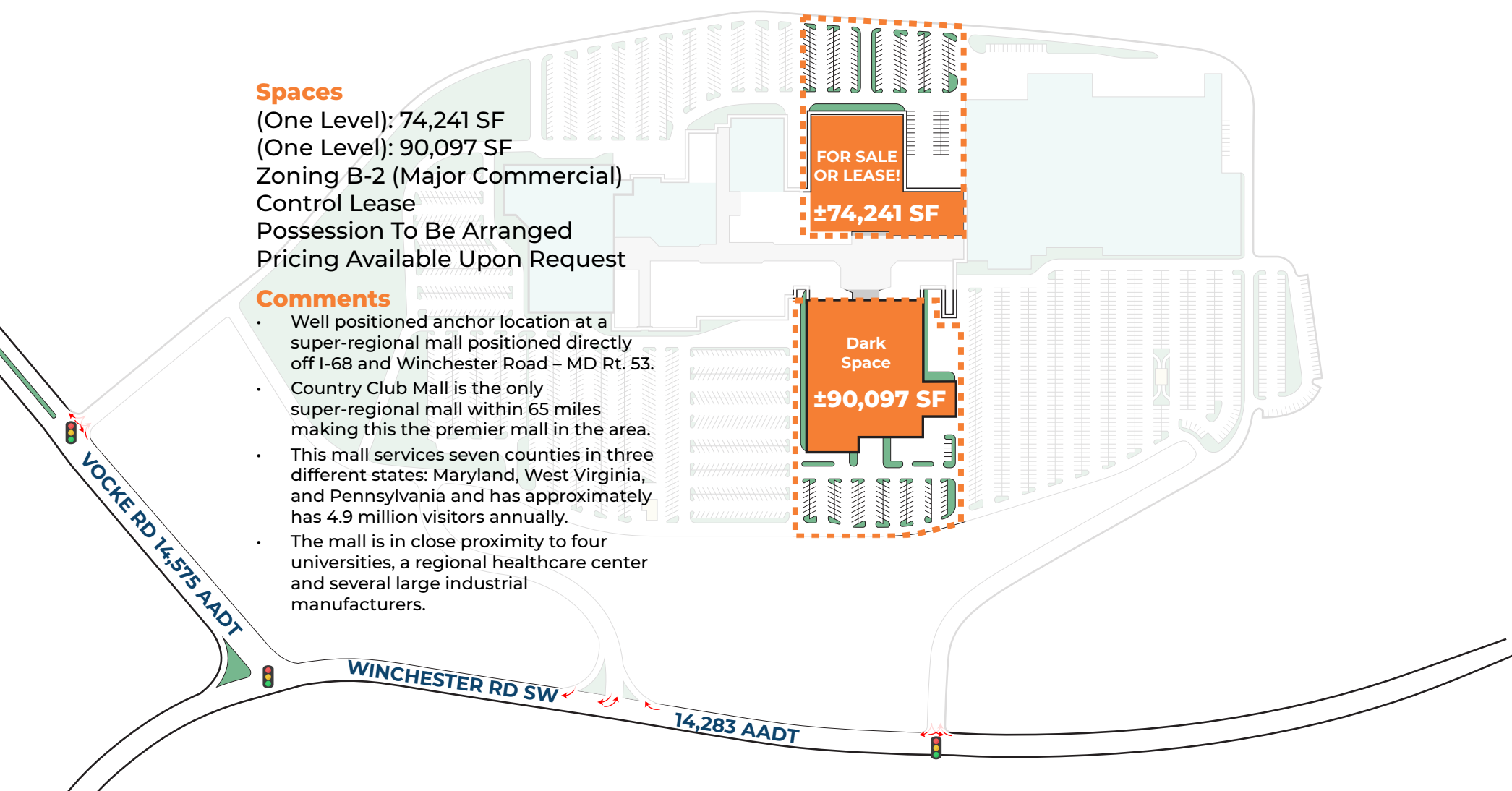
- Well positioned anchor location at a super-regional mall positioned directly off I-68 and Winchester Road – MD Rt. 53.
- Country Club Mall is the only super-regional mall within 65 miles making this the premier mall in the area.
- This mall services seven counties in three different states: Maryland, West Virginia, and Pennsylvania and has approximately 4.9 million visitors annually.
- The mall is in close proximity to four universities, a regional healthcare center and several large industrial manufacturers.

FOR SALE  
OR LEASE!

±74,241 SF

Dark  
Space

±90,097 SF



# Redevelopment Plan

# Country Club Mall

1262 Vocke Road Cumberland, MD 21502



\*NOT OWNED

# Leasing Plan



**COUNTRY CLUB MALL**

TJ-maxx    B.A.M! BOOKS-A-MILLION    AT&T holiday hair

GameStop    claire's Bath & Body Works

ULTA    rue21    AMERICAN EAGLE

±90,097 SF  
DARK SPACE  
TERM REMAINING

±74,241 SF  
ANCHOR SPACE  
AVAILABLE



# Zoom Aerial

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# Local Aerial



# Market Aerial